

# Utah Transportation Commission Meeting Agenda Fact Sheet

**Commission Meeting Date:** December 11, 2015

**Agenda Item:** 8A

**Subject:** Marda Dillree Corridor Preservation Acquisition Request – West Davis Corridor

## **Background: Financial Hardship – Viking Real Estate, LLC**

- The property is located at 37 North Buffalo Ranch Road in Farmington. This is vacant land with a few out buildings. The land is currently owned by Viking Real Estate, LLC.
- The entire ranch is approximately 283.51 acres and is zoned agricultural. The West Davis Corridor needs about 46.38 acres for the roadway and would purchase the additional 205.45 acres to the west of the corridor because it will be restricting access to it in the after condition.
- All of the land owned by Viking is under a conservation easement and cannot be developed. The land west of the corridor will be repurposed for mitigation with the project.
- The property has appraised for \$6,746,200 which is \$25,000 per acre plus improvement value of \$828,900.
- The property is in the preferred alignment of the West Davis Corridor.

**Exhibits:** Map of area

**Advisory Council Recommendation**

**Approval**

**X**

**Decline**

## **Commission Action Requested:**

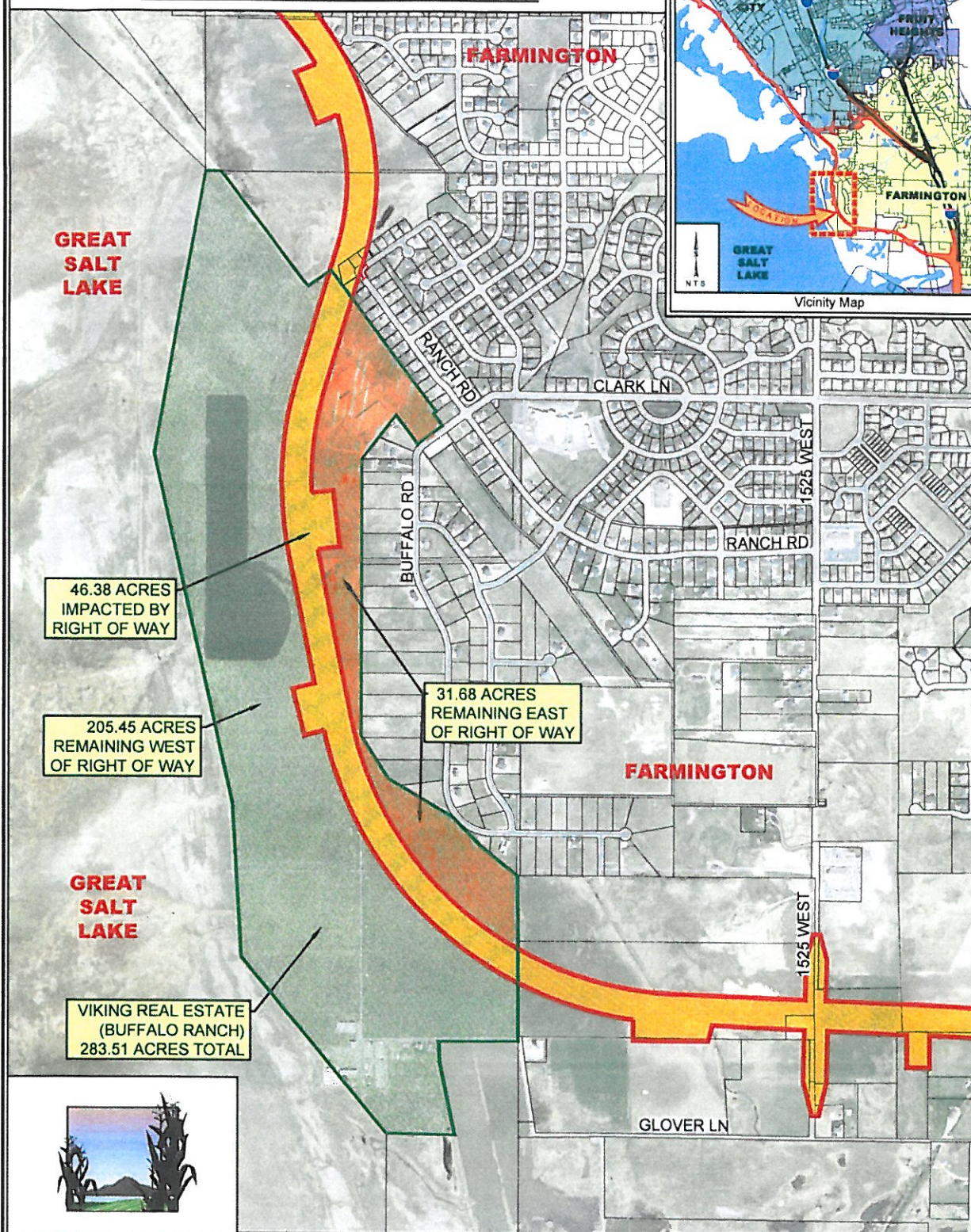
Authorization to obligate Marda Dillree Corridor Preservation Revolving Loan Funds

**Prepared by:** Dian McGuire  
**Presented by:** Lyle McMillan

**Advisory Council Date:** December 1, 2015



# West Davis Corridor Preservation



**WEST DAVIS  
CORRIDOR**

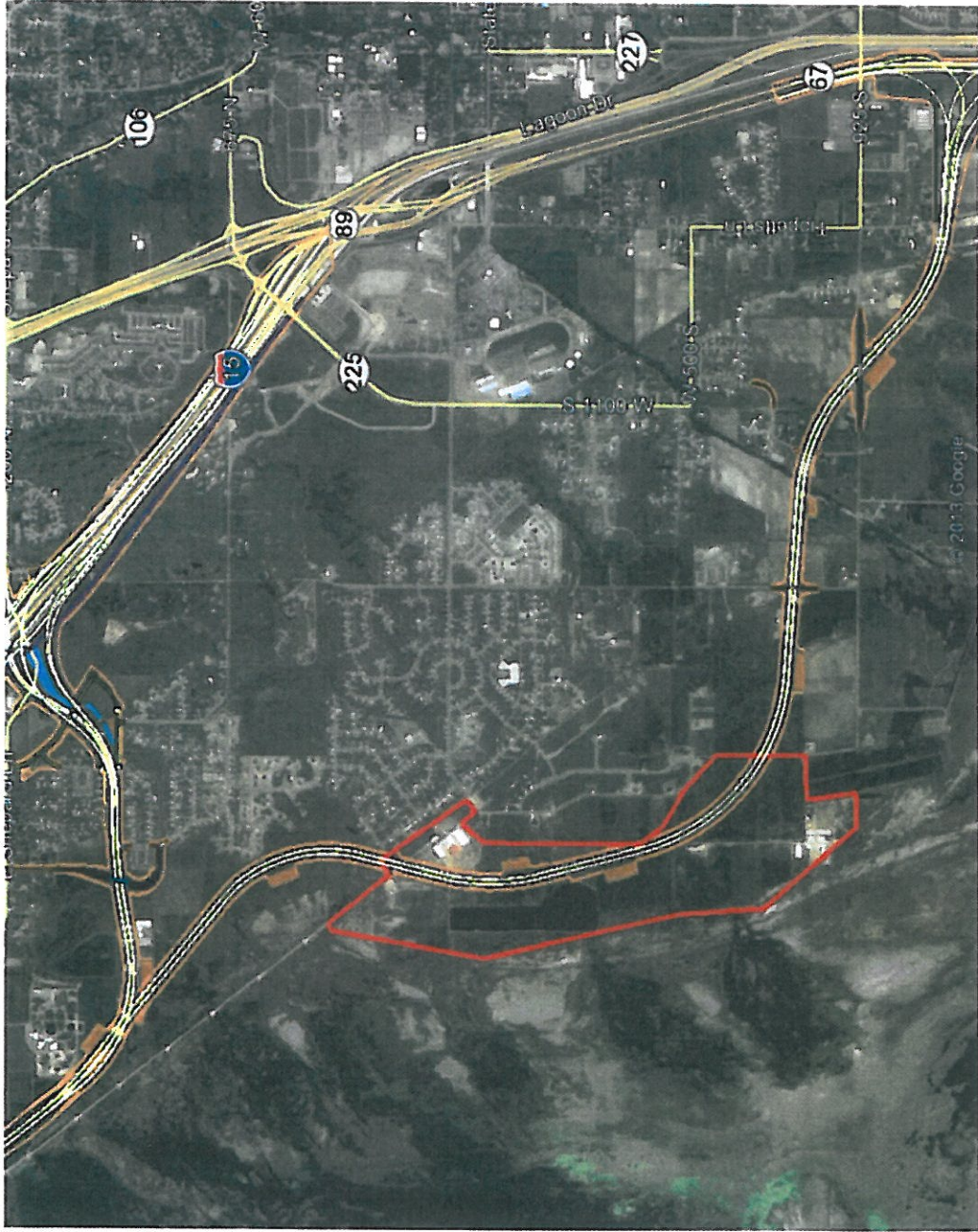


PREPARED BY: MWM  
DATE: OCTOBER 10, 2015

## Map Legend

- West Davis Corridor Alignment
- Impacted Parcels
- UDOT Owned Parcels (4955)
- UDOT Owned Parcels (7318)





↑ North